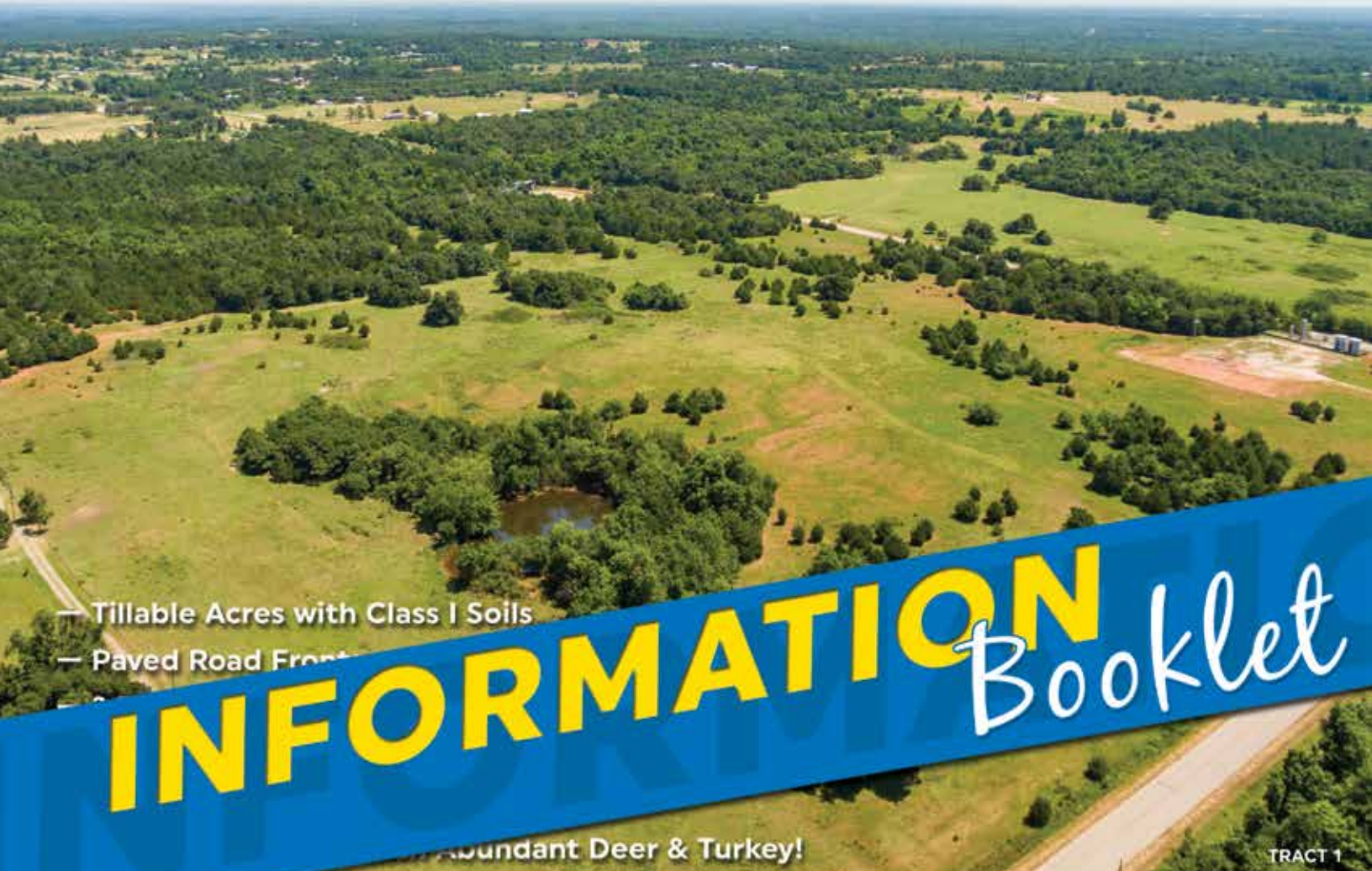


OKLAHOMA & LINCOLN COUNTIES
AUCTION
Near Harrah, Oklahoma

223.75± acres
with Multiple Homes
offered in 5 Tracts



- Tillable Acres with Class I Soils
- Paved Road Frontage

INFORMATION Booklet

Abundant Deer & Turkey!

TRACT 1



TIMED ONLINE ONLY

VIRTUAL

LIVE WITH ONLINE

Wednesday
August 24 • 6:00pm

at Nicoma Park Community Center, 2221 Nichols Drive, Nicoma Park OK

Online Bidding Available

405.332.5505 • SchraderAuction.com



TRACT 5



TRACT 3

DISCLAIMER

DISCLAIMER

All information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. Schrader Auction Company assumes no liability for the information provided.

AUCTION
MANAGER

BRENT WELLINGS • 405.332.5505 • brent@schraderauction.com



950 N. Liberty Dr., Columbia City, IN 46725
800.451.2709 | 260.244.7606
www.schraderauction.com

Follow us and download our Schrader iOS app



BOOKLET INDEX



Real Estate Auction Registration Forms

Location Map

Tract Maps

Tract Descriptions & Auction Terms

Soils Maps & Productivity Information



Topography Maps

Flood Zone Maps

Tax Statements

Property Photos



BIDDER PRE-REGISTRATION FORM

WEDNESDAY, AUGUST 24, 2022

223.75+ ACRES – OKLAHOMA & LINCOLN COUNTIES, OKLAHOMA

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,

Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Wednesday, August 17,
2022.

Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

Brochure Newspaper Signs Internet Radio TV Friend

Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

Regular Mail E-Mail E-Mail address: _____

Tillable Pasture Ranch Timber Recreational Building Sites

What states are you interested in? _____

Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: _____ Date: _____

Online Auction Bidder Registration
223.75± Acres • Oklahoma & Lincoln Counties, Oklahoma
Wednesday, August 24, 2022

This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Wednesday, August 24, 2022 at 6:00 PM. (EST)
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; Fax 260-244-4431; email: auctions@schraderauction.com

For wire instructions please call 1-800-451-2709.

7. My bank routing number is _____ and bank account number is _____.
(This for return of your deposit money). My bank name, address and phone number is:

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Wednesday, August 17, 2022**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to: kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.

LOCATION

Map



LOCATIONS

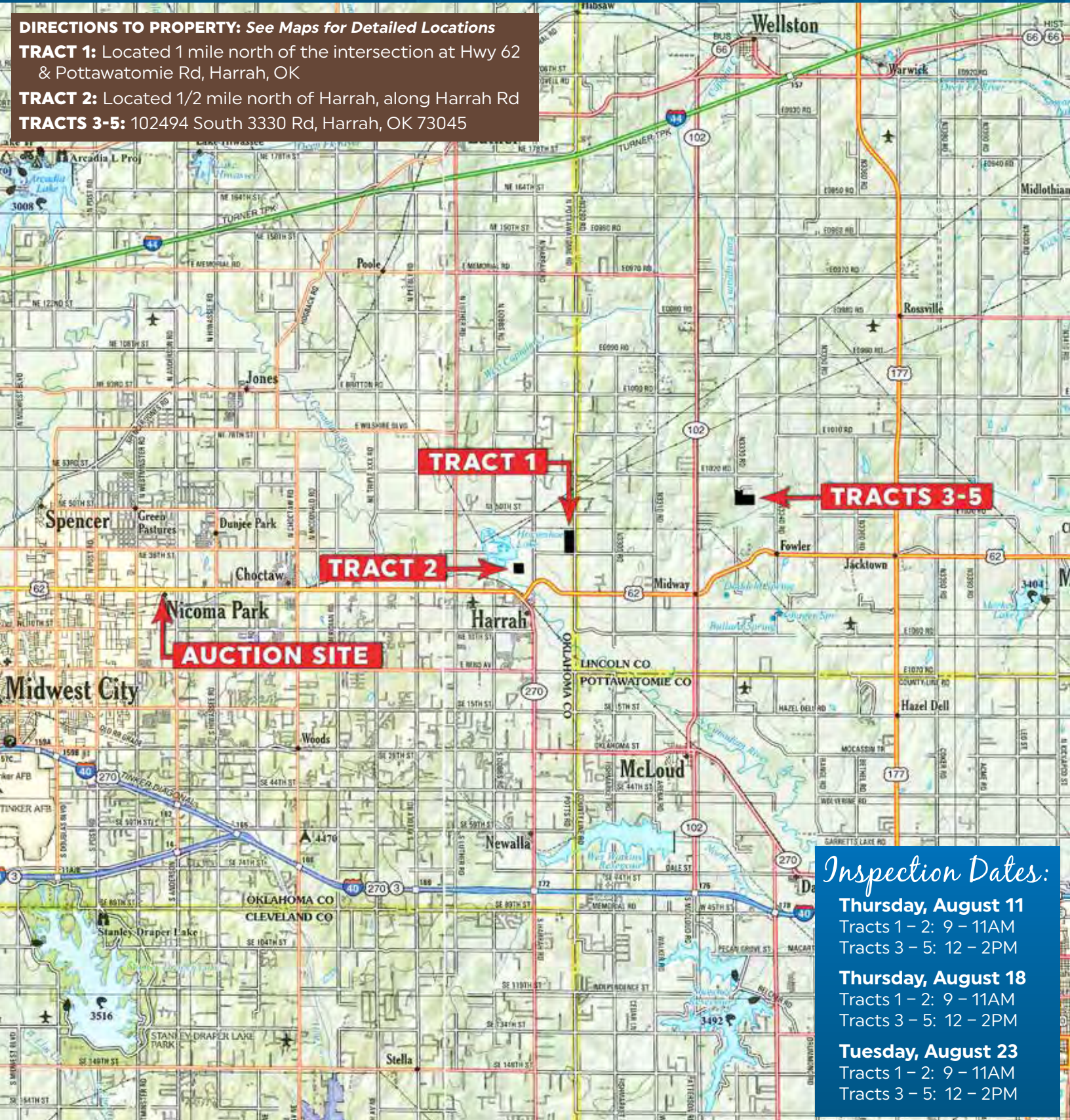
LOCATION MAP

DIRECTIONS TO PROPERTY: See Maps for Detailed Locations

TRACT 1: Located 1 mile north of the intersection at Hwy 62 & Pottawatomie Rd, Harrah, OK

TRACT 2: Located 1/2 mile north of Harrah, along Harrah Rd

TRACTS 3-5: 102494 South 3330 Rd, Harrah, OK 73045



Inspection Dates:

- Thursday, August 11**
Tracts 1-2: 9-11AM
Tracts 3-5: 12-2PM
- Thursday, August 18**
Tracts 1-2: 9-11AM
Tracts 3-5: 12-2PM
- Tuesday, August 23**
Tracts 1-2: 9-11AM
Tracts 3-5: 12-2PM

Wednesday, August 24 🖥️ **6:00pm**
Online Bidding Available

at Nicoma Park Community Center, 2221 Nichols Drive, Nicoma Park OK 73066

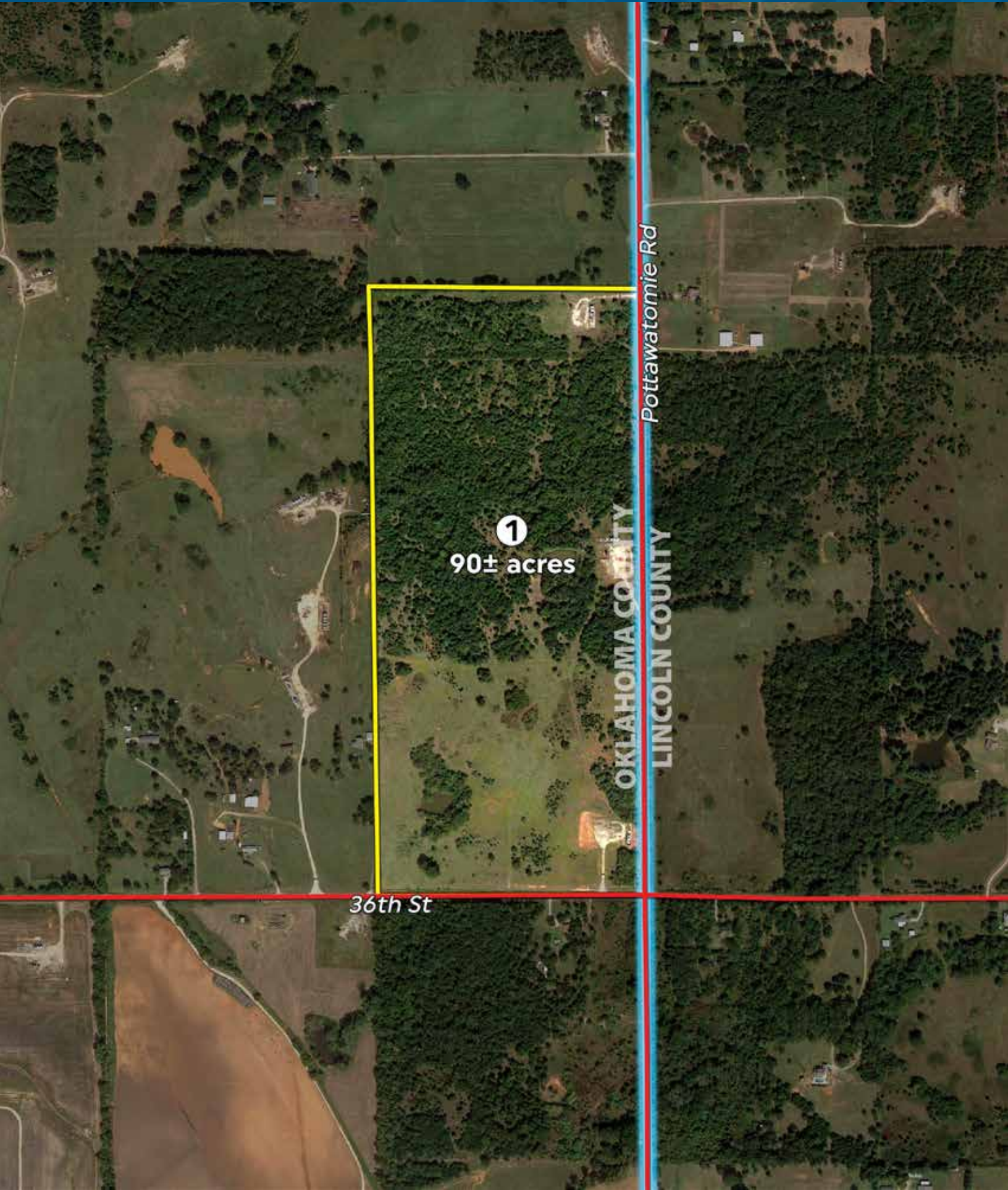
TRACT *Maps*



TRACT M

TRACT MAP

TRACT 1



1
90± acres

Pottawatomie Rd

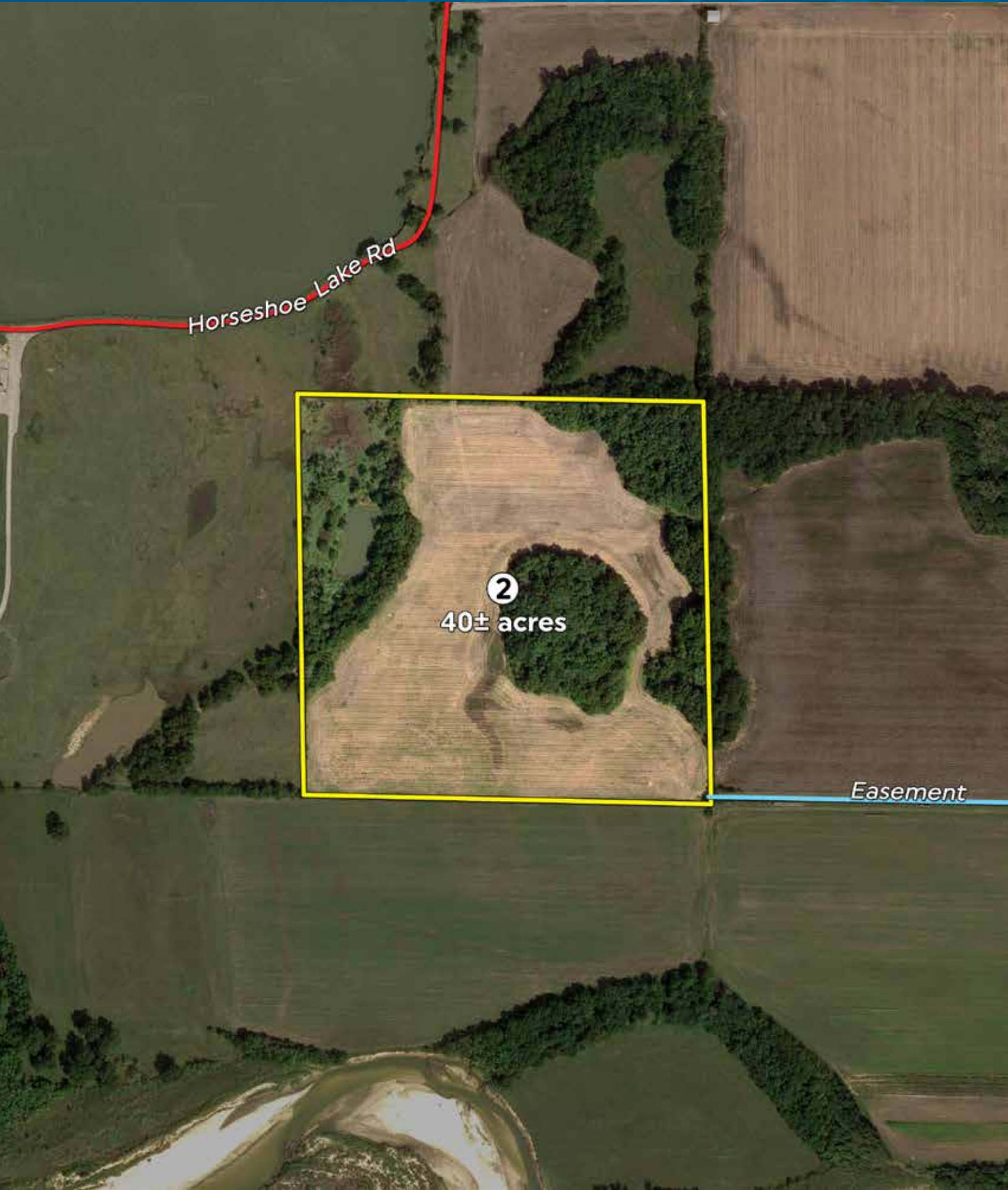
OKLAHOMA COUNTY

LINCOLN COUNTY

36th St

TRACT MAP

TRACT 2



Horseshoe Lake Rd

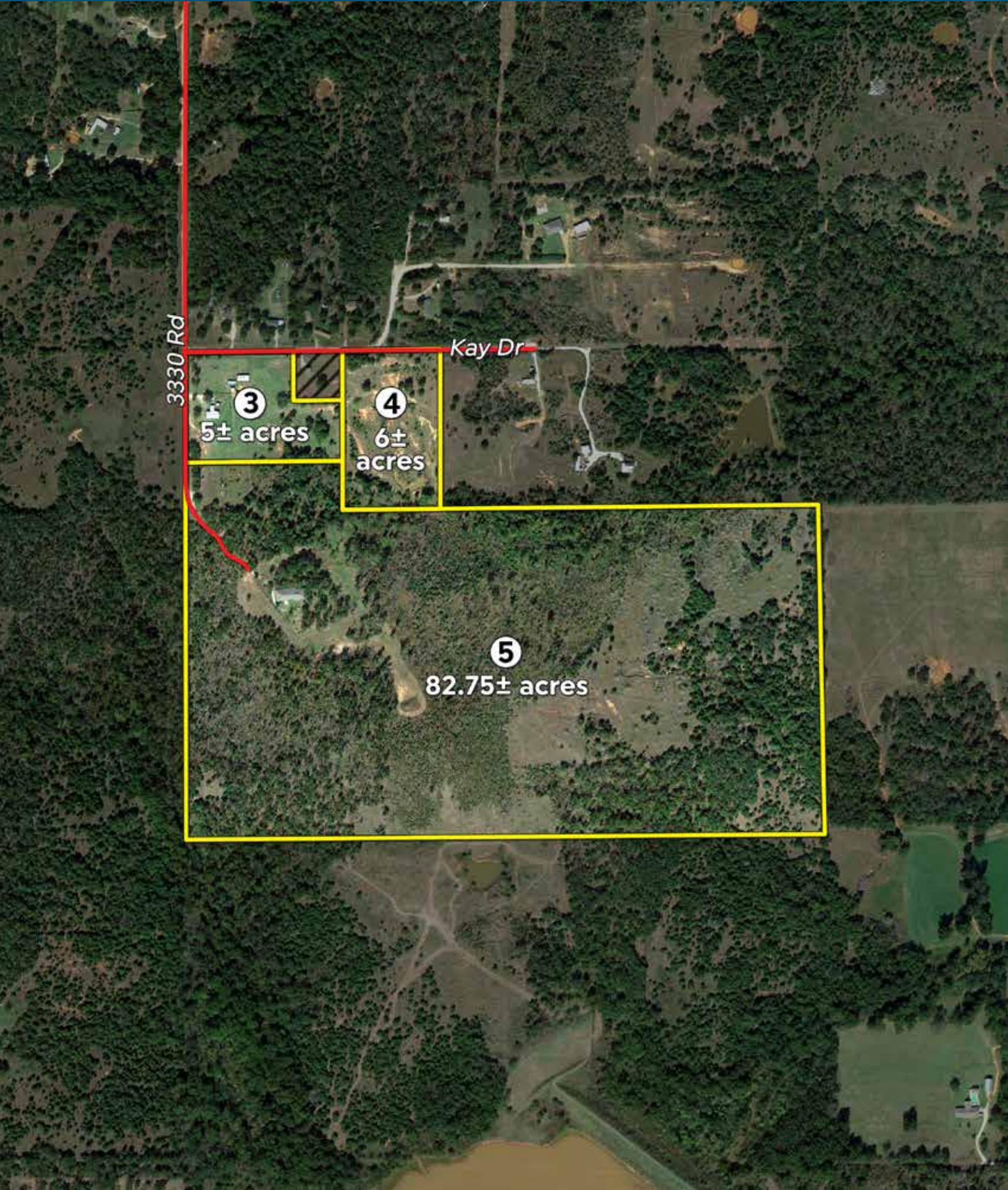
2

40± acres

Easement

TRACT MAP

TRACTS 3-5



3330 Rd

Kay Dr

3

5± acres

4

6± acres

5

82.75± acres

TRACT

Descriptions



TRACT D

OKLAHOMA & LINCOLN COUNTIES

AUCTION

Near Harrah, Oklahoma

223.75± acres

with Multiple Homes offered in 5 Tracts

An exciting Real Estate Portfolio that offers a variety of property types for numerous Buyers! Productive, tillable bottomland near the North Canadian River, potential homesites, secluded acres on paved roads and a 2,718 sq. ft. home on 82.75± acres are all being offered in a single auction! With this kind of property variety in one sale, pay close attention to the extensive mapping and tract descriptions to investigate the parcels that are the best fit for you. Buyers may bid on any individual tract or combination of tracts being offered!

TRACT 1: 90± acres located along Pottawatomie Rd, in Oklahoma County and Harrah School District. This is truly a beautiful tract of land! With two ponds, a mixture of open pastureland, dense hardwoods and scattered cedar the land boasts a secluded feeling while being convenient to town. With 1/2 mile of paved road frontage on the east and 1/4 mile of paved frontage on the south, the development and homesite potential of this parcel should also interest many!

TRACT 2: 40± acres of productive farmland in the North Canadian River bottoms. With 25± acres tillable per FSA, all of which consists of Class I Asher Silty Clay Loam Soils this tract should interest the farmland Buyers. But, with the balance of the tract large trees, thick draws and a secluded pond recreational land Buyers need to pay attention to this tract.

TRACT 3: 5± acres with an outstanding view to the east! Includes a 2 bedroom, 1 bath home built in 1920, in need of repair but with potential to be an excellent rental investment or starter home! Also included are a small barn and outbuildings for livestock.

TRACT 4: 6± acres, mixture of trees and open pasture. Perimeter fencing around the parcel and a small pond in the back. Excellent potential homesite!

TRACT 5: 82.75± acres that includes the 2,718 sq. ft. home in a stunning setting! Large oak trees surround the home, creating a shade filled environment for enjoying your days at the end of a dead end road in total privacy! The home boasts 3 bedrooms and 2 baths, with a lovely sunroom facing the south, large living area, formal dining room, spacious kitchen, two car garage and a LARGE workshop area that could also make a great game room. The accompanying 82.75± acres is also fantastic, with a mixture of open pasture, large trees and a shooting range!

Auction Terms & Conditions:

PROCEDURE: Tracts 1 through 6 will be offered in individual tracts, in any combination of these tracts, or as a total unit per auction date and time. There will be open bidding on all tracts and combinations during the auctions as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete. The property will be sold in the manner resulting in the highest total sale price.

BUYER'S PREMIUM: The contract purchase price will include a Buyer's Premium equal to 4% of the bid amount.

DOWN PAYMENT: 10% of the total contract purchase price will be due as a down payment on the day of auction, with the balance due in cash at closing. The down payment may be made in the form of cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.

APPROVAL OF BID PRICES: All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. The auction bids are subject to the acceptance or rejection by the Seller.

DEED: Seller shall be obligated only to convey a merchantable title by Trustees Deed.

EVIDENCE OF TITLE: Seller agrees to make available to bidder a preliminary title insurance commitment to review prior to auction. The cost of title insurance, if the buyer(s) elects to purchase the title insurance policy, will be the responsibility of

the buyer(s). Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title, and similar related matters. All tracts sold "AS-IS".

CLOSING: The closing shall take place 45 days after the auction or as soon thereafter as applicable closing documents are completed by Seller.

POSSESSION: Possession shall be at closing, subject to rights of current tenants.

REAL ESTATE TAXES: Real Estate taxes shall be prorated to the date of closing.

MINERALS: Seller specifically excepts and reserves all minerals, including without limitation, oil, gas, coal, coalbed methane, and all other hydrocarbons, lignite, and all metallic minerals, etc., if any, associated with the referenced real estate, and the term "Property" shall not include any mineral rights.

ACREAGE AND TRACTS: All acreages, dimensions and square footages are approximate and have been estimated based on current legal descriptions, property tax records and/or aerial photos. Any corrections, additions, or deletions will be made known prior to the auction.

AGENCY: Schrader Real Estate and Auction Company, Inc. and their representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES:

All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty

or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

NEW DATE, CORRECTIONS AND CHANGES:

Please arrive prior to scheduled auction time to inspect any changes or additions to the property information.

Auction Manager:
BRENT WELLINGS

405.332.5505

SchraderAuction.com



OKLAHOMA & LINCOLN COUNTIES

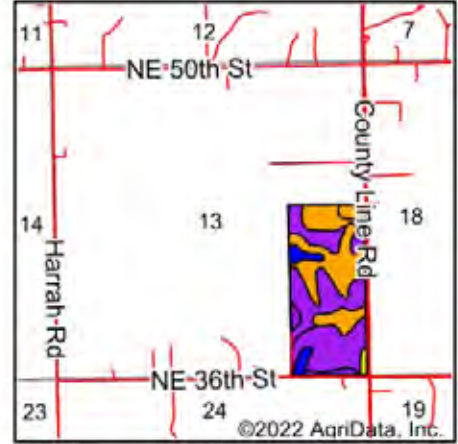
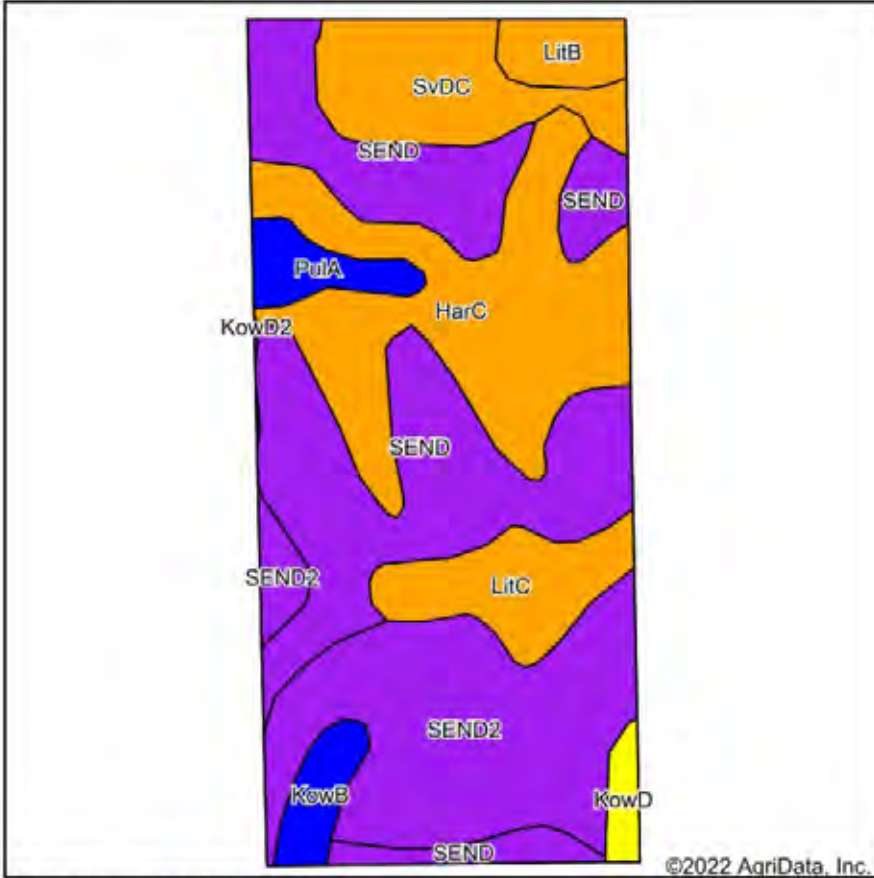
SOILS

Maps



SOILS MAP

TRACT 1



State: **Oklahoma**
 County: **Oklahoma**
 Location: **13-12N-1E**
 Township: **Oklahoma City**
 Acres: **84.49**
 Date: **7/11/2022**



Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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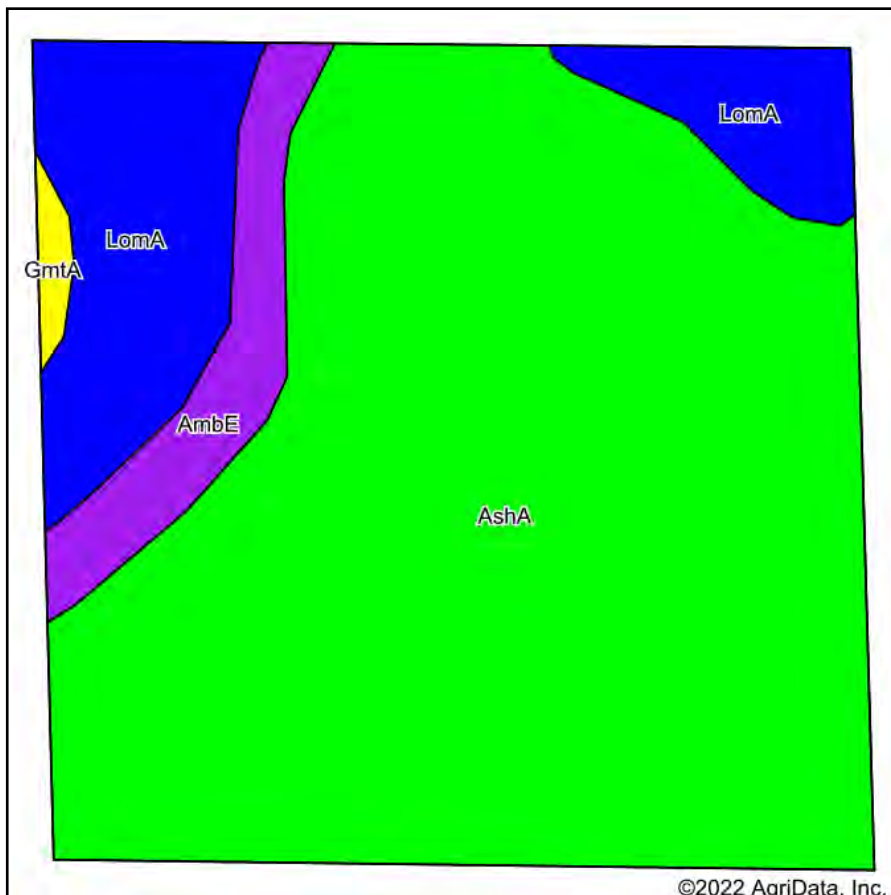


Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Cotton lint Lbs	Grain sorghum Bu	Improved bermudagrass AUM	Introduced bluestem AUM	Oats Bu	Peanuts Lbs	Soybeans Bu	Wheat Bu	
SEND	Stephenville-Darnell-Newalla complex, 3 to 8 percent slopes	27.12	32.1%		Ve		5	2	2				3	
SEND2	Stephenville-Darnell-Newalla complex, 3 to 8 percent slopes, eroded	19.25	22.8%		Ve		5	4	2				14	
HarC	Harrah fine sandy loam, 3 to 5 percent slopes	17.57	20.8%		IIIe	9	3	4			32		2	
SvDC	Stephenville-Darnell complex, 1 to 5 percent slopes	7.31	8.7%		IIIe		2	4	2				12	
LitC	Littleaxe fine sandy loam, 3 to 5 percent slopes	5.54	6.6%		IIIe		32	5	5	28			26	
PulA	Pulaski fine sandy loam, 0 to 1 percent slopes, occasionally flooded	2.31	2.7%		Ile	376	48	7	5		1360	2	30	
LitB	Littleaxe fine sandy loam, 1 to 3 percent slopes	2.24	2.7%		IIIe		32	5	5	29			28	
KowB	Konawa fine sandy loam, 1 to 3 percent slopes	2.06	2.4%		Ile		48	5		1		25	29	
KowD	Konawa fine sandy loam, 3 to 8 percent slopes	1.09	1.3%		Ive		30	4	4	30			25	
Weighted Average						4.06	12.2	9.4	3.6	1.9	3	43.8	0.7	9.9

SOILS MAP

TRACT 2



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Soils data provided by USDA and NRCS.



State: **Oklahoma**
 County: **Oklahoma**
 Location: **23-12N-1E**
 Township: **Oklahoma City**
 Acres: **40.61**
 Date: **7/11/2022**



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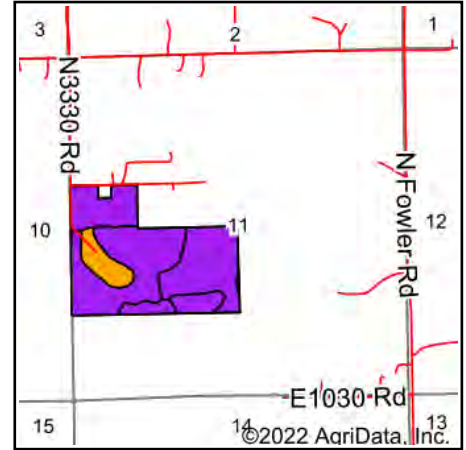
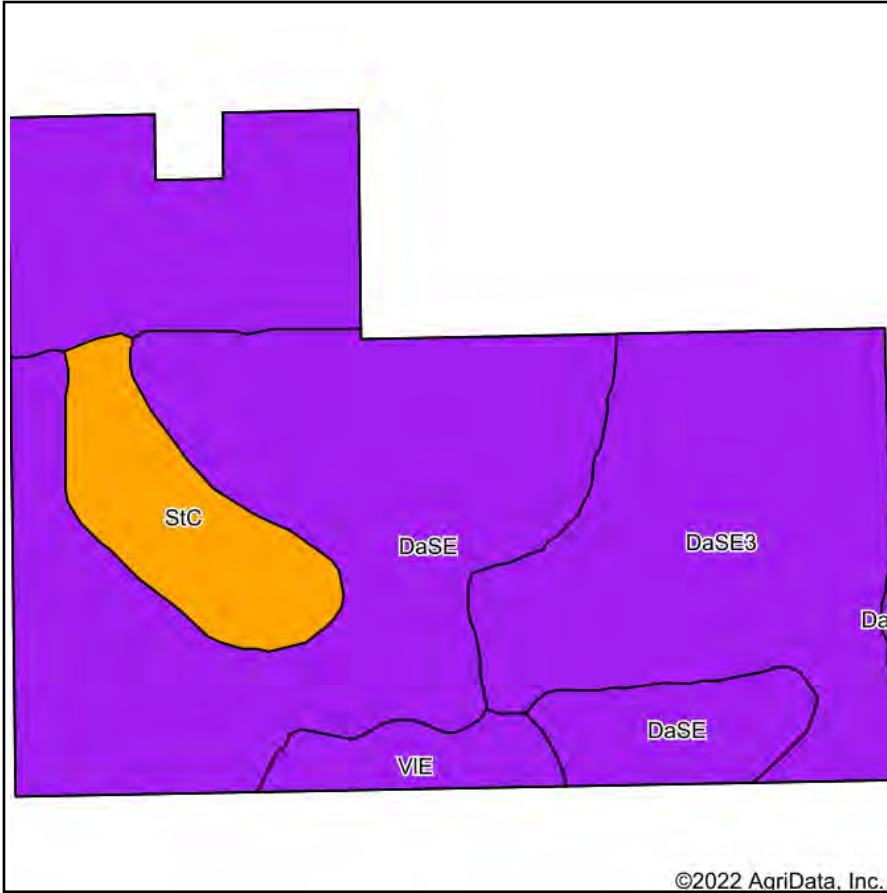
Area Symbol: OK109, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Cotton lint Lbs	Grain sorghum Bu	Improved bermudagrass AUM	Introduced bluestem AUM	Oats Bu	Soybeans Bu	Wheat Bu	
AshA	Asher silty clay loam, 0 to 1 percent slopes, rarely flooded	31.47	77.5%		Is	97		59	9	7	58	34	40	
LomA	Lomill silty clay loam, 0 to 1 percent slopes, occasionally flooded	6.36	15.7%		Ilw	69	15	42	7	5	45	25	31	
AmbE	Amber very fine sandy loam, 5 to 15 percent slopes, rarely flooded	2.46	6.1%		Vle				6	5				
GmtA	Gracemont fine sandy loam, 0 to 1 percent slopes, occasionally flooded	0.32	0.8%		IVw	60	301	36	9	7	36		26	
Weighted Average						1.48	86.4	4.7	52.6	8.5	6.6	52.3	30.3	36.1

Soils data provided by USDA and NRCS.

SOILS MAP

TRACTS 3-5



State: **Oklahoma**
 County: **Lincoln**
 Location: **11-12N-2E**
 Township: **Meeker**
 Acres: **94.03**
 Date: **7/11/2022**



Soils data provided by USDA and NRCS.

Area Symbol: OK081, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Cotton lint Lbs	Grain sorghum Bu	Improved bermudagrass AUM	Introduced bluestem AUM	Oats Bu	Wheat Bu
DaSE	Darnell-Stephenville complex, 3 to 12 percent slopes	41.86	44.5%		Ve			3	2		
DaSE3	Darnell-Stephenville complex, 3 to 12 percent slopes, severely eroded	40.40	43.0%		Ve			3	2		
StC	Stephenville fine sandy loam, 3 to 5 percent slopes	8.24	8.8%		Ille		4	1	1		2
VIE	Grainola-Ironmound complex, 5 to 15 percent slopes	3.53	3.8%		Vle	13	3	3		2	1
Weighted Average					4.86	0.5	0.5	2.8	1.8	0.1	0.2

Soils data provided by USDA and NRCS.

OKLAHOMA & LINCOLN COUNTIES

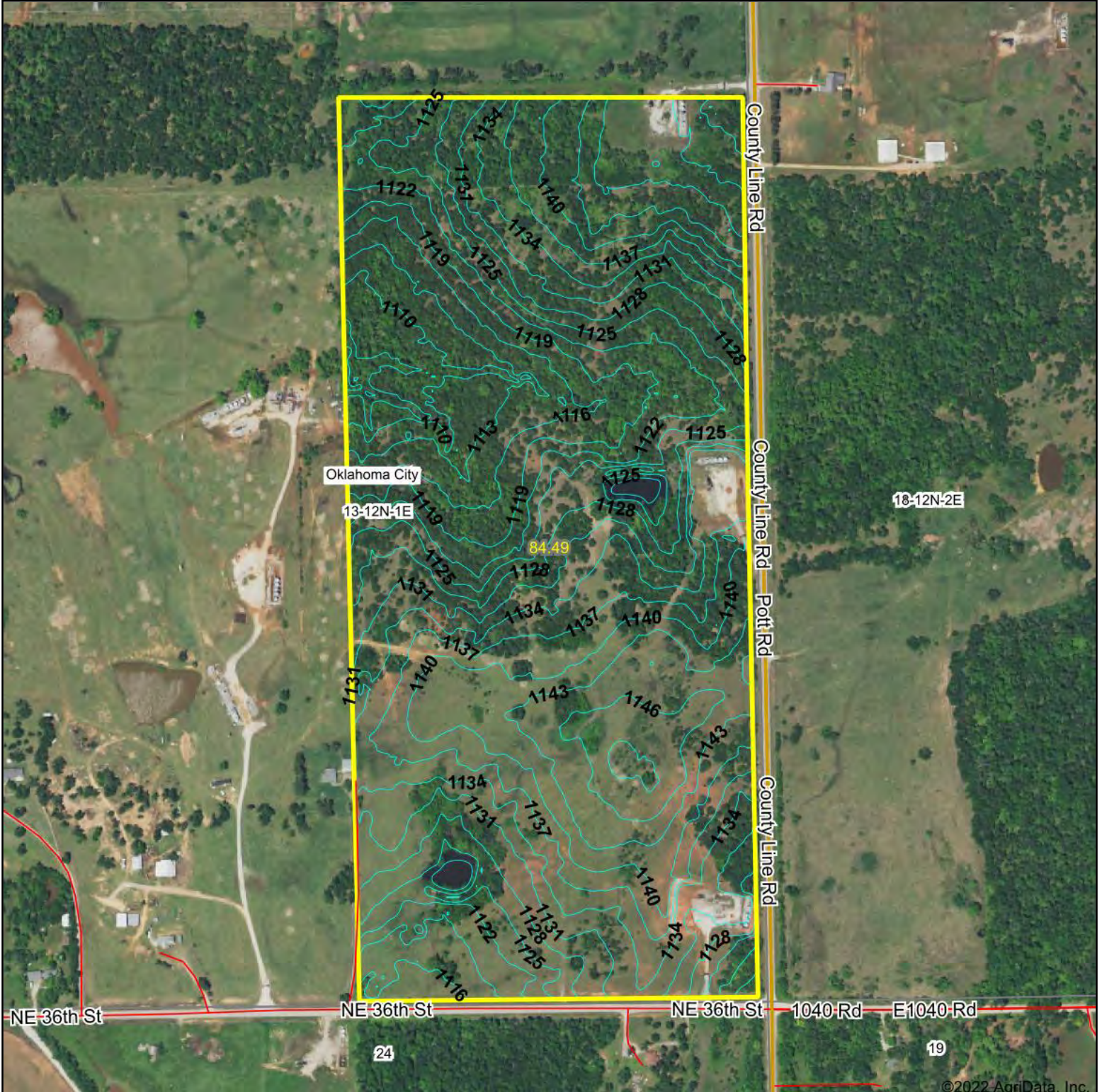
TOPOGRAPHY

Maps



TOPOGRAPHY MAP

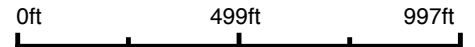
TRACT 1



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Source: USGS 3 meter dem
 Interval(ft): 3.0
 Min: 1,102.8
 Max: 1,155.4
 Range: 52.6
 Average: 1,130.4
 Standard Deviation: 10.93 ft



7/11/2022

13-12N-1E
Oklahoma County
Oklahoma

Map Center: 35° 30' 39.82, -97° 8' 37.2

TOPOGRAPHY MAP

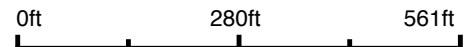
TRACT 2



©2022 AgriData, Inc.



Source: USGS 3 meter dem
Interval(ft): 2.0
Min: 1,065.1
Max: 1,083.2
Range: 18.1
Average: 1,078.8
Standard Deviation: 3.67 ft



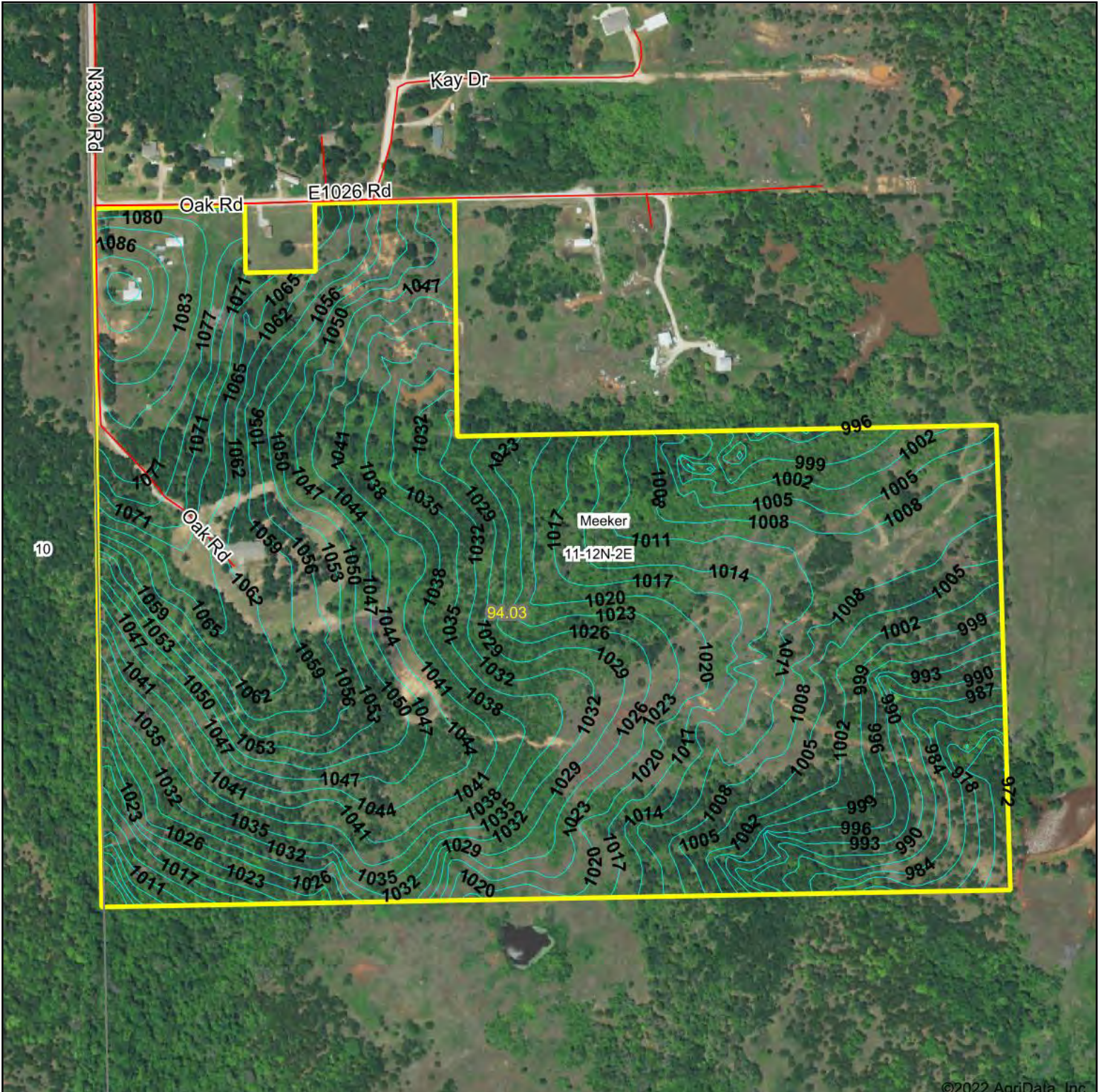
7/11/2022

23-12N-1E
Oklahoma County
Oklahoma

Map Center: 35° 30' 6.39, -97° 9' 56.93

TOPOGRAPHY MAP

TRACTS 3-5



©2022 AgriData, Inc.



Source: USGS 10 meter dem
 Interval(ft): 3.0
 Min: 972.5
 Max: 1,093.1
 Range: 120.6
 Average: 1,030.2
 Standard Deviation: 26.48 ft



7/11/2022

11-12N-2E
Lincoln County
Oklahoma

Map Center: 35° 31' 40.01, -97° 3' 59.5

Maps Provided By
surety
 CUSTOMIZED ONLINE MAPPING
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OKLAHOMA & LINCOLN COUNTIES

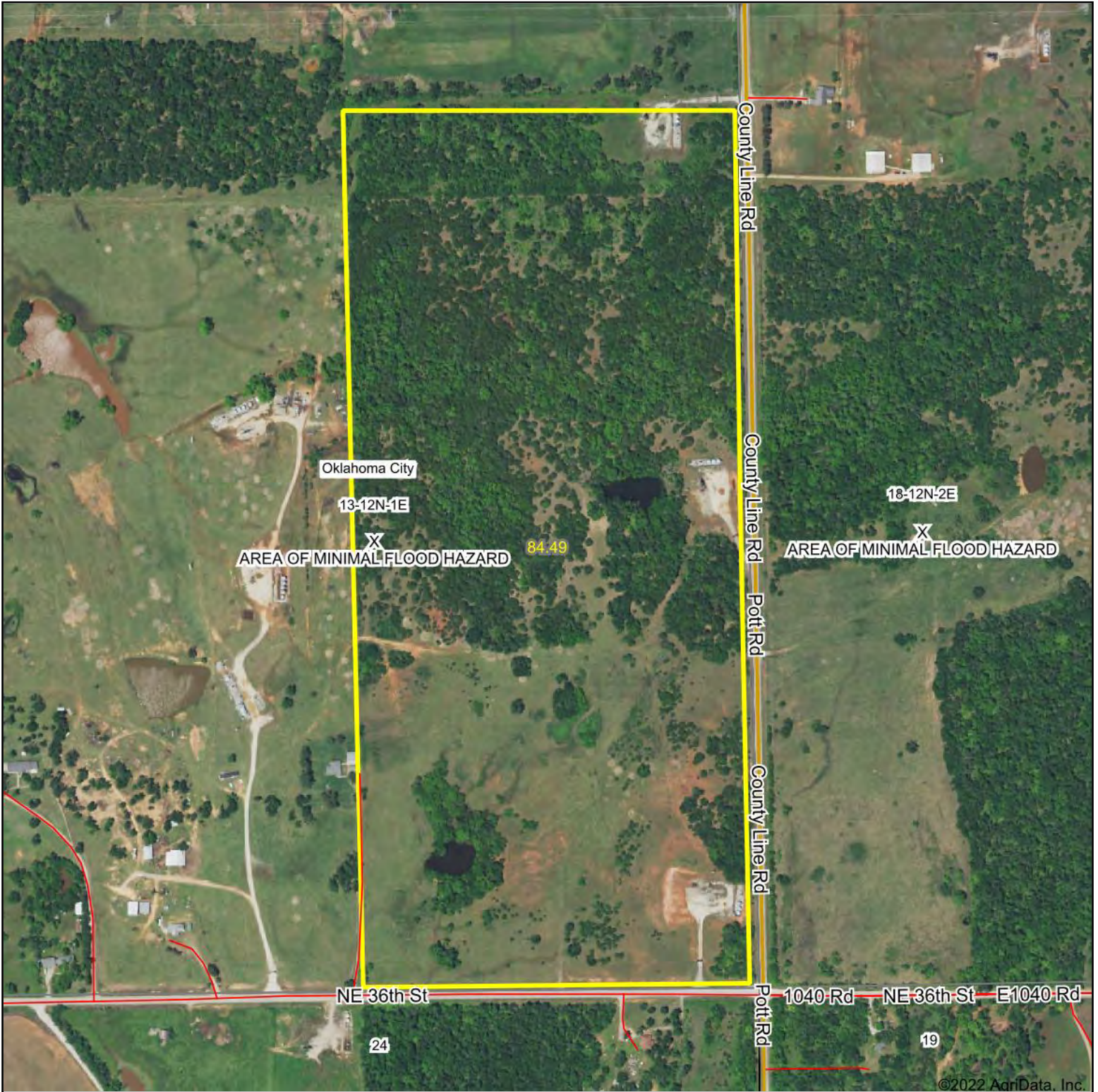
FLOOD ZONE

Maps



FLOOD ZONE MAP

TRACT 1



Map Center: 35° 30' 39.82, -97° 8' 37.2

0ft 512ft 1025ft



13-12N-1E
Oklahoma County
Oklahoma



7/11/2022

FLOOD ZONE MAP

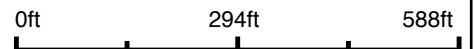
TRACT 2



©2022 AgriData, Inc.



Map Center: 35° 30' 6.39, -97° 9' 56.93



23-12N-1E
Oklahoma County
Oklahoma



7/11/2022

FLOOD ZONE MAP

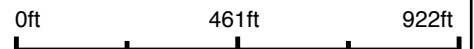
TRACTS 3-5



©2022 AgriData, Inc.



Map Center: 35° 31' 40.01, -97° 3' 59.5



11-12N-2E
Lincoln County
Oklahoma



7/11/2022



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Flood related information provided by FEMA

TAX

Statements



TAX STATEMENTS

TAX STATEMENT

TRACT 1

[Larry Stein](#) Oklahoma County Assessor (405) 713-1200 - Public Access System

Home	Contact Us	Guest Book	Map Search	New Search					
Real Property Display - Screen Produced 7/15/2022 9:23:51 AM									
Account: R260135000	Type: Agricultural		Location:	0 UNKNOWN					
Building Name/Occupant:		<input type="button" value="Map Parcel"/>		UNINCORPORATED					
Owner Name 1:	PARRISH BUDD S & LINDA A TRUSTEE	1/4 section #:		2050					
Owner Name 2:	PARRISH BUDD S & LINDA A REV TRUST	Parent Acct:							
Owner Name 3:		Tax District:	<input type="button" value="TXD 107"/>						
Billing Address:	PO BOX 24128	School System:		Harrah #7					
City, State, Zip	OKLAHOMA CITY , OK 73124	Land Size:		90.00 Acres					
Country: (If noted)		Lot Dimensions:		Width Depth					
<input type="button" value="Personal Property"/>	Land Value: 9,224	Treasurer:	<input type="button" value="Click to View Taxes"/>						
Sect 13-T12N-R1E Qtr SE	ELK TOWNSHIP Block 000 Lot 000	<input type="button" value="Subdivision Sales"/>							
Full Legal Description: ELK TOWNSHIP 000 000 PT OF SE4 & NE4 SEC 13 12N 1E E 1/2 OF SE4 & S 1/2 OF S 1/2 OF SE4 OF NE4 90ACRS MORE OR LESS									
<input type="button" value="Photo & Sketch (if available)"/>		Comp Sales Address/Date/Price (ordered by relevancy) <input type="button" value="Report Coming Soon"/>							
No Photo Available No Sketch Available		No comparable sales returned.							
Value History (*The County Treasurer 405-713-1300 posts & collects actual tax amounts. Contact information HERE)									
Year	Market Value	Taxable Mkt Value	Gross Assessed	Exemption	Net Assessed	Millage	Est. Tax	Tax Savings	
2022	9,224	9,224	1,014	0	1,014	99.52	100.98	0.00	
2021	9,224	9,224	1,014	0	1,014	99.52	100.98	0.00	
2020	9,224	9,224	1,014	0	1,014	102.20	103.70	0.00	
2019	9,224	9,224	1,014	0	1,014	102.04	103.53	0.00	
2018	9,224	9,224	1,015	0	1,015	103.90	105.42	0.00	
--	--	>	>	[1/5]					
Property Account Status/Adjustments/Exemptions									
Account #	Grant Year	Exemption Description			Amount				
R260135000	1999	Capped Ag 3%			0				
Property Deed Transaction History (Recorded in the County Clerk's Office)									
Date	Type	Book	Page	Price	Grantor	Grantee			
5/16/2013	> Hmstd Off &	12247	1167	0	PARRISH BUDD & LINDA	PARRISH BUDD S & LINDA A TRUSTEE			
7/24/2008	> Hmstd Off &	10866	1953	0	PARRISH LINDA TRS HONEA S M JR REV TRUST	PARRISH BUDD & LINDA			
7/24/2008	> Hmstd Off &	10866	1954	0	HONEA EDITH REV TRUST	PARRISH BUDD & LINDA			
9/11/1990	> Historical	6088	1386	0	HONEA S M	HONEA S M JR & EDITH TRS			
11/11/1911	> Historical	0002	0000	0		HONEA S M JR			
Last Mailed Notice of Value (N.O.V.) Information/History									
Year	Date	Market Value	Taxable Market Value	Gross Assessed	Exemption	Net Assessed			
No Notice of Value N.O.V. records returned.									
Bldg #	Vacant/Improved Land		Bldg Description		Year Built	SqFt	# Stories		
No building records returned.									

TAX STATEMENT

TRACT 2

[Larry Stein](#) Oklahoma County Assessor (405) 713-1200 - Public Access System

Home	Contact Us	Guest Book	Map Search	New Search
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Real Property Display - Screen Produced 7/15/2022 9:21:04 AM

Account: R260231550	Type: Agricultural		Location:	0 UNKNOWN
Building Name/Occupant:			<input type="button" value="Map Parcel"/>	UNINCORPORATED
Owner Name 1:	PARRISH BUDD S & LINDA A TRUSTEE		1/4 section #:	2089
Owner Name 2:	PARRISH BUDD S & LINDA A REV TRUST		Parent Acct:	
Owner Name 3:			Tax District:	<input type="button" value="TXD 107"/>
Billing Address:	PO BOX 24128		School System:	Harrah #7
City, State, Zip	OKLAHOMA CITY , OK 73124		Land Size:	40.00 Acres
Country: (If noted)			Lot Dimensions:	Width Depth
<input type="button" value="Personal Property"/>	Land Value: 14,230		Treasurer:	<input type="button" value="Click to View Taxes"/>
Sect 23-T12N-R1E Qtr NE	ELK TOWNSHIP Block 000 Lot 000	<input type="button" value="Subdivision Sales"/>		

Full Legal Description: ELK TOWNSHIP 000 000 PT OF NE4 SEC 23 12N 1E SW4 OF NE4

<input type="button" value="Photo & Sketch (if available)"/>	Comp Sales Address/Date/Price (ordered by relevancy)	<input type="button" value="Report Coming Soon"/>
 No Photo Available	 No Sketch Available	No comparable sales returned.

Value History (*The County Treasurer 405-713-1300 posts & collects actual tax amounts. Contact information [HERE](#))

Year	Market Value	Taxable Mkt Value	Gross Assessed	Exemption	Net Assessed	Millage	Est. Tax	Tax Savings
2022	14,230	14,230	1,565	0	1,565	99.52	155.78	0.00
2021	14,230	14,230	1,565	0	1,565	99.52	155.78	0.00
2020	14,230	14,230	1,565	0	1,565	102.20	159.97	0.00
2019	14,230	14,230	1,565	0	1,565	102.04	159.72	0.00
2018	14,230	14,230	1,565	0	1,565	103.90	162.63	0.00

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Property Account Status/Adjustments/Exemptions

Account #	Grant Year	Exemption Description	Amount
R260231550	1999	Capped Ag 3%	0

Property Deed Transaction History (Recorded in the County Clerk's Office)

Date	Type	Book	Page	Price	Grantor	Grantee	
5/16/2013	>	Hmstd Off &	12247	1167	0	PARRISH BUDD & LINDA	PARRISH BUDD S & LINDA A TRUSTEE
9/12/2008	>	Hmstd Off &	10906	634	0	PARRISH LINDA	PARRISH BUDD & LINDA
7/24/2008	>	Hmstd Off &	10866	1954	0	HONEA EDITH REV TRUST	PARRISH BUDD & LINDA
10/25/1994	>	Historical	6669	590	0	HONEA S M JR & EDITH TRS	HONEA S M JR 1990 REV TRUST
9/11/1990	>	Historical	6088	1386	0	HONEA S M	HONEA S M JR & EDITH TRS

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Last Mailed Notice of Value (N.O.V.) Information/History

Year	Date	Market Value	Taxable Market Value	Gross Assessed	Exemption	Net Assessed
No Notice of Value N.O.V. records returned.						

Property Building Permit History

Issued	Permit #	Provided by	Bldg #	Description	Est Construction Cost	Status
No Building Permit records returned.						

Click button on building number to access detailed information:

Bldg #	Vacant/Improved Land	Bldg Description	Year Built	SqFt	# Stories
--------	----------------------	------------------	------------	------	-----------

No building records returned.

TAX STATEMENT

TRACT 3

0000-11-12N-02E-2-013-00 Page 2 of 2 Reg By: WAKELY 07/21/22 1:22:01 LINCOLN CO #41 WORKING FI
 PARRISH, BUDD S/LINDA A Rev Tr
 C/O BOKF
 PO BOX 24128
 OKLAHOMA CITY OK 731240000 RD
 Site Address: 102406 S 3330

Land Value 0
 Misc Value 0
 Bldg Value 0
 Total Value 0
 Value By CAMA

BOOK PAGE DATE QS SALE PRICE
 2276 234 1217 04
 2190 795 0116 04
 2179 056 1015 04
 PERMIT NO TYPE DATE AMOUNT

Appraiser MB4 COREY - NONE
 Appr Date 05/23/19
 Use Code 0002 RURAL RESIDENT
 NBHD .03 L100 M100 B160

History Values
 Tax Year Total Appraised Value
 18 44,922
 17 44,983
 16 41,893

MISC BLDG CODE	DESC	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB DT	PCT	ADJUSTMENT	VALUE
8	1 LEANTO	48.00	12.00	576.00	3.25	2007	OC	1.00	1,030
9	1 OTH Other Structure	.00	.00	1.00	350.00	2016	OC	1.00	350

TAX STATEMENT

PART OF TRACT 4

0000-11-12N-02E-2-015-00 Page 1 of 1 Req By: WAKELY 07/21/22 1:22:24 LINCOLN CO #41 WORKING FI

3.02 AC MOL 11-12-2 BEG 633'-E S PARRISH, BUDD S/LINDA A Rev Tr
 W/C S/2 S/2 NW/4 TO POB TH E-200 C/O BOKF
 ' N-659.48' W-200' S-659.05' LES PO BOX 24128

Site Address: 000000 E 1024 OKLAHOMA CITY OK 731240000 RD
 Land Value 3,984
 Misc Value 0
 Bldg Value 0
 Total Value 3,984
 Value By CAMA

BOOK	PAGE	DATE	QS	SALE PRICE
2320	537	0119	16	
2320	544	0119	MQ	43,000
1625	013	1204	Q	5,000
PERMIT NO TYPE DATE				AMOUNT

Appraiser MB4 COREY - NONE
 Appr Date 05/23/19
 Use Code 0002 RURAL RESIDENT
 NBHD .01 TWSHP RES/AG 01
 L100 M100 B093

History Values

Tax Year	Total Appraised Value
21	3,912
20	3,083
19	3,083

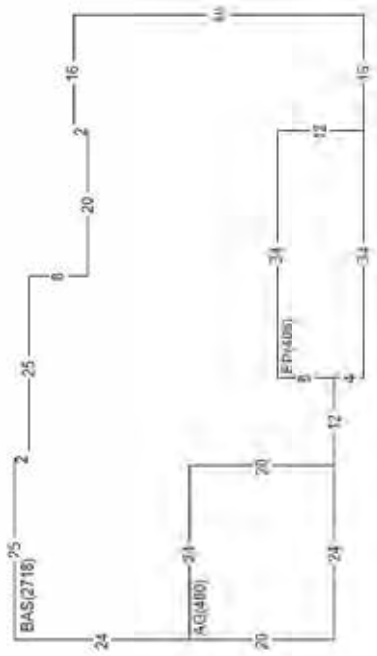
LAND USE DESC	ZONING	UNITS TP	PRICE	ADJUSTMENT CODE/FACTOR	VALUE
1 RR3 RURAL RES 3 AC		3.02 AC	8795.00 E	.15	
AC 3.02				.00	3,984

TAX STATEMENT

PART OF TRACT 5

0000-11-12N-02E-3-001-00 Page 1 of 1
 80 AC MOL 11-12-2 N/2 SW/4 12-2-11-300-001
 Req By: WAKELY
 FARRISH, BUDD S/LINDA A Rev Tr
 C/O BOKF
 PO BOX 24128
 07/21/22 1:23:21 LINCOLN CO #41 WORKING FI
 UTIL PER HSV-ADD 14553
 REM'D UTIL

Site Address: 102494 S 3330 RD
 OKLAHOMA CITY OK 731240000
 BLDG # 1
 Stories/Style 1 One Story
 Occupancy 1 Single Fami
 Design 0001 TRADITIONAL
 Quality 07 Class B- GO
 Roof Type 02 HIP
 Roof Material 1 COMP SHG CL
 Exterior Wall-1 4 BRK VNR CLA
 Exterior Wall-2
 Foundation 1 "B" SLAB
 Interior Fin 3 B AVERAGE
 Floor Cover 3 "B" AVERAGE
 No. Bedrooms 003
 No. Baths 2
 Total Rooms 006
 Heating 1
 Air Condition 1
 Fireplace #1 12
 Fireplace #2
 Primary Garage 2 AttGar Msnr
 Primary Porch 5 EncPorch Cl
 Basement
 Actual Year Blt 1979
 Year Remodeled 0000
 Eff. Year Built 0000
 Condition 3
 Normal Depr Tbl BA
 Functional Obs. 000000
 Economic Obs. 000000
 Observed Depr. 000000
 RENT 000000
 Cnty Adj. Fact. 000



Land Value 6,225
 Misc Value 9,965
 Bldg Value 187,332
 Total Value 203,522
 Value By CAMA

Effective Area 2,718
 Points 0.0000
 RCN 390,275
 Pct Good 0.4800
 Obsol/Observed 0.0000
 Building Value 187,332
 Bldg RNCLD/SF 68.92

BOOK PAGE DATE QS SALE PRICE
 2055 483 0513 04 22,000
 666 160 0377 Q

PERMIT NO TYPE DATE AMOUNT

Appraiser MB4 COREY - NONE
 Appr Date 05/23/19
 Use Code 0001 RURAL AG
 NBHD .07 TNSHP RES/AG 07
 L100 M100 B123



AREA	FLAT	HEATED	WIDTH	LENGTH	UNITS	ADJ PRICE	EYB DT	PCT	ADJUSTMENT	VALUE
BAS	2718	2718	.00	.00	97.00	5.17	1979 OC	65.00	1.00	326
AG	480	480	21.00	20.00	420.00	4.25	1979 OC	55.00	1.00	982
F EP	408	408	12.00	12.00	144.00	.00	1979 OC	0.00	1.00	0
			19.00	23.00	437.00	4.71	00 OC	55.00	1.00	1,132
			.00	.00	1260.00	5.65	1981 OC	55.00	1.00	3,915
			PRICE	UNITS TP	ADJUSTMENT	CODE/FACTOR				3,610
			50.00	2.00	4.70	.00				470
			23.00	4.45	3.45	.00				353
			20.00	27.86	3.45	.00				1,922
			28.00	39.09	2.72	.00				2,977
			28.00	6.60	2.72	.00				503

MISC BLDG CODE	DESC	SLAB CLASS	CONCRETE PAVING	CELLAR GOOD	SLAB CLASS B	4' CHAINLINK FEN	SEPTIC AND WELL	ZONING	STC STEPHENVILL FSL	VLE VERNON-LUCIEN 5-	DTE3 DARN-STEPH 3-12%	DSE DARN-STEPH FSL 3	DSE DARN-STEPH FSL 3
1	SLABB	B						IP					
2	CPAV							NP					
3	CELG							NP					
4	SLABB	B						TM					
5	CLF4							TM					
6	UTSW							TM					

History Values
 Tax Year Total Appraised Value
 21 149,741
 20 147,173
 19 141,231

AC 80.00

OKLAHOMA & LINCOLN COUNTIES

PROPERTY

Photos



PROPER

TRACT 1 - NORTHEAST VIEW



TRACT 1 - SOUTHEAST VIEW



TRACT 1 - SOUTHWEST VIEW



TRACT 2



TRACT 3



TRACTS 3-5



TRACT 5



TRACT 1



TRACT 1



TRACT 1



TRACT 1



TRACT 1



TRACT 1



TRACT 1



TRACT 1



TRACT 2



TRACT 2



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TRACT 5



OKLAHOMA & LINCOLN COUNTIES
AUCTION
Near Harrah, Oklahoma



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